

West Chester University of Pennsylvania
 Purchase Orders and Contracts in Excess of \$ 5,000.00
 For the Purchase of Equipment, Services and Supplies
 Executed during December 2008

Department	Vendor	Item	Document No.	Amount
Facilities Division	Fluidics, Inc. 9815 Roosevelt Blvd., Suite A Philadelphia, PA 19114	Open ended job order contract for Tanglewood renovations.	3900003129	\$194,483.00
	Harrison Electric, LLC P O Box 223 Glen Mills, PA 19342	Electrical work in connection with renovations to 1st floor of Anderson for CAS Dean's office.	3900003106	\$16,380.00
	Kieffer's Appliances 785 Sumneytown Pike Lansdale, PA 19446	Purchase of appliances for Tanglewood kitchen.	4500226820	\$5,709.00
	Read's Moving System, Inc. 2600 Turnpike Dr. Hatboro, PA 19040	Moving services to relocate Theater and Dance Dept. from EO Bull to Anderson Hall.	4500224967	\$8,133.50
	Rosenn Jenkins & Greenwald LLP 15 S. Franklin St. Wilkes-Barre, PA 18711	PASSHE authorized legal services in connection with SOMPAC post construction.	4500225749	\$13,353.51

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Facilities Division	The Brickman Group. Ltd. 131 South Ship Rd. Exton, PA 19341	Athletic Field Maintenance Contract WC 864.	4500164673	\$259,194.85
	Visual Sound 485 Parkway S., Lawrence Pk. Indust. Cntr. Broomall, PA 19008	Provide & Install Smart Classroom System in FHG Library Instruction Room.	4500222735	\$16,267.00
Finance and Business Services	Campbell Durrant Beatty Palombo & Miller, P.C. 555 Grant St., Suite 310 Pittsburgh, PA 15219	Professional Litigation Services.	4500226493	\$18,402.33
Graphics & Printing	Central Lewmar 60 McClellan St., Mid Atlantic Division Newark, NJ 07114	Purchase of blank cream stock to be used WCU letterhead.	4500224467	\$5,343.00

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Department	Vendor	Item	Document No.	Amount
Information Services	B & H Photo 420 9Th Ave. New York, NY 10001	Purchase of an Epson Stylus Pro 9880 ESP9880CB printer.	4500226415	\$7,004.00
	Lenovo Direct 8123 S. Hardy Dr. Tempe, AZ 85284	Purchase of 25 IBM Think Station S10 series computers with 5 year on-site repair service.	4500224932	\$40,599.60
	Lenovo Direct 8123 S. Hardy Dr. Tempe, AZ 85284	Purchase of 20 IBM Thinkpad R400 Laptop Computers.	4500225717	\$21,609.20
	Software Express 4128 - A South Boulevard Charlotte, NC 28209	Purchase of 35 copies of software: Camtasia Studio Snag-It Bundle with one year maintenance and 26 copies of Morae 3.0 standard.	4500224943	\$14,651.50
Inventory	Grainger 455 Knightsbridge Parkway Lincolnshire, IL 60069	Conventional plastic bags and paper towels to maintain Central Stores inventory.	4500225486	\$11,785.00

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Library	EBSCO. Sample Issue Program, 5724 Highway 280 East Birmingham, AL 35242	Books for the library collection.	4500226945	\$9,500.00
	Palinet 3000 Market St., Suite 200 Philadelphia, PA 19104	Database access to the Elsevier Science direct collection: back file issues 1995 - 2008.	4500225156	\$65,697.28
	Palinet 3000 Market St., Suite 200 Philadelphia, PA 19104	Web of Science electronic archive collection back- file.	4500225694	\$21,354.00
	Readex 397 Main St., P.O. Box 219 Chester, VT 05143	Database access to the Senate Executive on-line journals 1867-1980.	4500225818	\$7,220.00
Lock Shop	Stanley Security Solutions, Inc. 602 Jeffers Circle, Suite 105, Best Access Systems Exton, PA	Intralock Key Machine plus accessories (1 each).	4500225010	\$13,972.90

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Department	Vendor	Item	Document No.	Amount
Public Relations & Marketing	Peter Volz Design 612 Hillborn Ave. Swarthmore, PA 19081	Design of West Chester University Magazine.	4300000450	\$34,800.00
Registrar	Visual Sound. 1101 Arch St., 1 Convention Center Philadelphia, PA 19107	Sound equipment for Undergraduate and Graduate Commencement December 14th and 15, 2008.	4500224750	\$9,868.00
Residence Life and Housing	Adirondack Solutions, Inc. P.O. Box 8102 Bridgewater, NJ 08807	Yearly technical support.	4500225856	\$10,612.00



Council of Trustees
West Chester University
West Chester, Pennsylvania 19383

Council of Trustees
Resolution
2009-06

www.wcupa.edu

Proposed

RESOLUTION
COUNCIL OF TRUSTEES
WEST CHESTER UNIVERSITY OF PENNSYLVANIA

March 26, 2009

Demolition of Sanderson Hall and Schmidt Hall

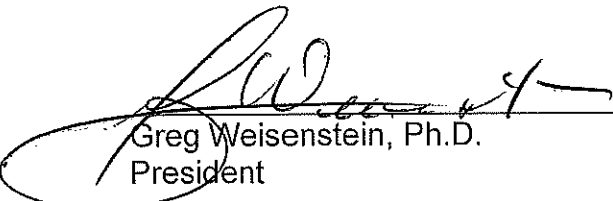
WHEREAS, the University evaluated the option of renovating these facilities to provide improved housing accommodations; and

WHEREAS, the renovation was not deemed cost effective, and the University ultimately entered into an agreement with the WCU Foundation to construct replacement housing as part of an overall housing renewal initiative; and

WHEREAS, the site of Sanderson Hall and Schmidt Hall is intended to be the location for Phase 2 of the housing renewal initiative, which is expected to begin within the next year.

NOW, THEREFORE, BE IT RESOLVED, that we, the Council of Trustees, approve the demolition of Sanderson Hall and Schmidt Hall.

APPROVED PENDING ACTION BY THE COUNCIL OF TRUSTEES



Greg Weisenstein, Ph.D.
President

3/17/09
Date

APPROVED BY VOTE OF THE COUNCIL OF TRUSTEES



Thomas Fillippo, Chairperson
Council of Trustees

3-26-09
Date

Demolition of Sanderson and Schmidt Halls

The University is seeking approval to demolish Sanderson and Schmidt Halls – two residence halls that were built on the south side of north campus in the early 1970s. Sanderson Hall accommodates 430 students; Schmidt Hall accommodates 416 students. Both facilities are outdated and lack the living configurations and conditions (e.g., private bathrooms and air conditioning) that are most in demand by students and their parents.

The University evaluated the option of renovating these facilities to provide improved accommodations. However, renovation was not deemed cost effective, and the University ultimately entered into an agreement with the WCU Foundation to construct replacement housing as part of an overall housing renewal initiative.

The University Foundation currently is completing construction of suite-style housing as part of Phase 1 of the housing renewal initiative. The Phase 1 facilities (Brandywine and Allegheny Halls) will be operational prior to the beginning of fall semester of 2009 and will provide sufficient housing to compensate for the loss of Sanderson and Schmidt Halls.

The site of Sanderson and Schmidt Halls is intended to be the location for Phase 2 of the housing renewal initiative. This phase is expected to begin within the next year.

The request to demolish Sanderson and Schmidt Halls was prepared in accordance with guidance from the Office of the Chancellor. If approved by the Council of Trustees, the request will be submitted to the Board of Governors for approval before submission to the Department of General Services. The Department of General Services has final approval authority for demolition of all structures constructed with Commonwealth funds.

Sanderson Hall

714 S. New Street

Built: 1970

Size: 93,770 sf

Bed count: 430



Schmidt Hall

225 W. Rosedale Avenue

Built: 1971

Size: 90,720 sf

Bed count: 416





Council of Trustees
West Chester University
West Chester, Pennsylvania 19383

Council of Trustees
Resolution
2009-07

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Proposed

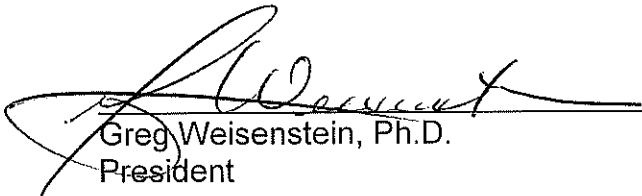
RESOLUTION
COUNCIL OF TRUSTEES
WEST CHESTER UNIVERSITY OF PENNSYLVANIA

March 26, 2009

Five-Year Capital Budget Request

BE IT RESOLVED that the Council of Trustees of West Chester University of Pennsylvania hereby approves the five-year capital budget request prepared by the University for submission to the Pennsylvania State System of Higher Education on April 1, 2009.

APPROVED PENDING ACTION BY THE COUNCIL OF TRUSTEES



Greg Weisenstein, Ph.D.
President

3/17/09

Date

APPROVED BY VOTE OF THE COUNCIL OF TRUSTEES



Thomas Fillippo, Chairperson
Council of Trustees

3-26-09

Date



Capital Budget 5 Year Spending Plan- FY10 to FY14 Proposed

West Chester University

3/2/2009

Previous Submitted Priority	Current Priority	Project Title	Description	Submitted Request Amount	Legislative Authorized Amount	Act #	Scheduled Year of funding	Desired Year of Funding
1	1	Campus Geothermal Utility Development, Phase II	The continued development of geothermal well fields and water distribution piping to further geothermal as WCU's ideal energy source. Install new geothermal HVAC systems in Ruby Jones, Anderson, Old Library & Recitation.	\$ 14,200,000	Updated		FY 2011	FY2010
New	2	Mitchel Hall Renovation (Additional Funds)	Provide additional funds to complete the life-cycle renovation of 38,000 gsf academic building. These additional funds will supplement the \$7.8M already provided by PASSHE.	\$ 3,000,000	New			FY2011
New	3	Geothermal Building Conversions and Further Utility Development	Convert buildings Main, Peoples and Speakman to geothermal. Downsize/ remove Heating Plant. The continued development of geothermal well fields.	\$ 10,300,000	New			FY 2012
2	4	McCarthy Hall Conversion	Conversion and renovation of McCarthy Hall (58,000 gsf) from a Residence Hall to classrooms and offices.	\$ 16,725,000	\$ 20,000,000	41/08		FY 2013
3	5	Lawrence Hall Renovations	Life-cycle renovation of E&G portion of this 108,000 gsf mixed-use building. The EG portion of the building is 34,000 gsf.	\$ 10,000,000	\$ 6,387,000	131/02		FY 2014
6	6	Old Library	Life-cycle renovation of 22,355 gsf academic bldg, including addition of new elevator for ADA access.	\$ 7,000,000	New			FY 2014
Five Year Capital Project Requests TOTAL				\$ 61,225,000				

**WEST CHESTER UNIVERSITY
FIVE-YEAR CAPITAL BUDGET REQUEST**

A proposed resolution for a Five-Year Capital Budget Request for fiscal years 2009-10 through 2013-14 is attached. This request reflects the University's need to continually renovate our existing facilities. While this request covers a five-year period, it will be revised and updated annually.

Attached is West Chester University's Five-Year Capital Budget Request summary sheet and supporting documentation. This request was prepared in accordance with guidance provided by the Office of the Chancellor. If approved by the Council of Trustees, it will be submitted to the Board of Governors for consideration in a System-wide spending plan to be forwarded to the Pennsylvania Legislature requesting authorization.



Council of Trustees
West Chester University
West Chester, Pennsylvania 19383

Council of Trustees
Resolution
2009-08

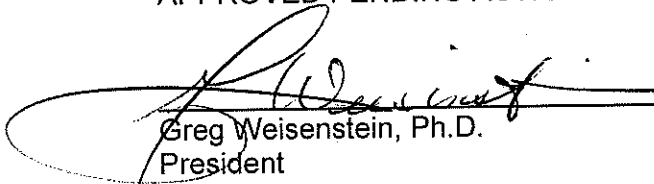
www.wcupa.edu

Proposed

RESOLUTION
COUNCIL OF TRUSTEES
WEST CHESTER UNIVERSITY OF PENNSYLVANIA
MARCH 26, 2009
HEALTH CENTER FEE

BE IT RESOLVED THAT THE COUNCIL OF TRUSTEES OF WEST CHESTER UNIVERSITY OF PENNSYLVANIA HEREBY APPROVES AN INCREASE OF \$2 PER SEMESTER TO THE HEALTH CENTER FEE. THE NEW FEE OF \$81 IS APPLICABLE TO BOTH UNDERGRADUATE AND GRADUATE STUDENTS EFFECTIVE THE FALL SEMESTER 2009.

APPROVED PENDING ACTION BY THE COUNCIL OF TRUSTEES



Greg Weisenstein, Ph.D.
President

3/17/09
Date

APPROVED BY VOTE OF THE COUNCIL OF TRUSTEES



Thomas Fillippo, Chairperson
Council of Trustees

3-26-09
Date



Council of Trustees
West Chester University
West Chester, Pennsylvania 19383

Council of Trustees
Resolution
2009-09

www.wcupa.edu

Proposed

RESOLUTION

COUNCIL OF TRUSTEES

WEST CHESTER UNIVERSITY OF PENNSYLVANIA

MARCH 26, 2009

RESIDENCE HALL FEES

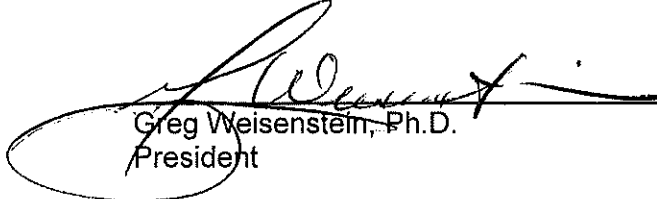
BE IT RESOLVED THAT THE COUNCIL OF TRUSTEES OF WEST CHESTER UNIVERSITY OF PENNSYLVANIA HEREBY APPROVES THE FOLLOWING FEES BE ESTABLISHED EFFECTIVE THE FALL SEMESTER 2009:

NORTH CAMPUS - \$2,346 PER SEMESTER (DOUBLE OCCUPANCY)

SOUTH CAMPUS - \$2,725 PER SEMESTER (DOUBLE OCCUPANCY)

THESE RATES HAVE BEEN DETERMINED IN ACCORDANCE WITH THE PENNSYLVANIA STATE SYSTEM OF HIGHER EDUCATION POLICY REQUIRING SELF SUFFICIENCY OF AUXILIARY ENTERPRISES.

APPROVED PENDING ACTION BY THE COUNCIL OF TRUSTEES



Greg Weisenstein, Ph.D.
President

3/17/09
Date

APPROVED BY VOTE OF THE COUNCIL OF TRUSTEES



Thomas Fillippo, Chairperson
Council of Trustees

3-26-09
Date



Council of Trustees
West Chester University
West Chester, Pennsylvania 19383

Council of Trustees
Resolution
2009-10

www.wcupa.edu

Proposed

RESOLUTION

COUNCIL OF TRUSTEES

WEST CHESTER UNIVERSITY OF PENNSYLVANIA

MARCH 26, 2009

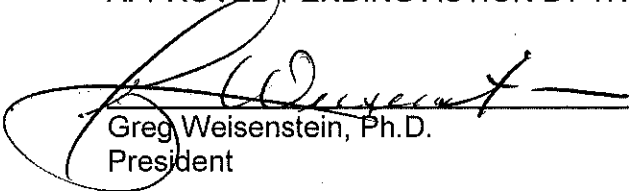
FOOD SERVICE FEES

BE IT RESOLVED THAT THE COUNCIL OF TRUSTEES OF WEST CHESTER UNIVERSITY OF PENNSYLVANIA HEREBY APPROVES THE FOLLOWING FEES BE ESTABLISHED EFFECTIVE THE FALL SEMESTER 2009:

- \$1,111 PER SEMESTER (19 MEAL PLAN)
- \$1,020 PER SEMESTER (14 MEAL PLAN)
- \$ 921 PER SEMESTER (10 MEAL PLAN)
- \$1,090 PER SEMESTER (BLOCK 225 MEAL PLAN)
- \$ 986 PER SEMESTER (BLOCK 175 MEAL PLAN)
- \$ 506 PER SEMESTER (BLOCK 75 MEAL PLAN)
- \$ 150 PER SEMESTER (FLEX)

THESE FEES HAVE BEEN DETERMINED IN ACCORDANCE WITH THE PENNSYLVANIA STATE SYSTEM OF HIGHER EDUCATION POLICY REQUIRING SELF SUFFICIENCY OF AUXILIARY ENTERPRISES.

APPROVED PENDING ACTION BY THE COUNCIL OF TRUSTEES



 Greg Weisenstein, Ph.D.
 President

3/17/09

 Date

APPROVED BY VOTE OF THE COUNCIL OF TRUSTEES



 Thomas Fillippe, Chairperson
 Council of Trustees

3-26-09

 Date



Council of Trustees
Resolution
2009-11

Council of Trustees
West Chester University
West Chester, Pennsylvania 19383

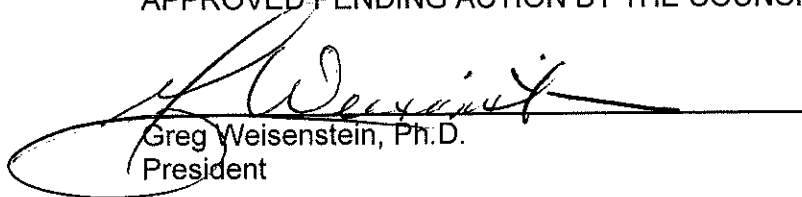
www.wcupa.edu

Proposed

RESOLUTION
COUNCIL OF TRUSTEES
WEST CHESTER UNIVERSITY OF PENNSYLVANIA
MARCH 26, 2009
CAMPUS IMPROVEMENT FOR FACILITIES AND SUSTAINABLE ENERGY
NEW FEE PROPOSAL

BE IT RESOLVED THAT THE COUNCIL OF TRUSTEES OF WEST CHESTER UNIVERSITY OF PENNSYLVANIA HEREBY APPROVES IMPLEMENTATION OF A FEE OF \$150 PER SEMESTER FOR CAMPUS IMPROVEMENT FOR FACILITIES AND SUSTAINABLE ENERGY, EFFECTIVE FALL SEMESTER 2009. THIS FEE, WHICH IS APPLICABLE FOR BOTH UNDERGRADUATE AND GRADUATE STUDENTS, WILL BE PRORATED FOR PART-TIME STUDENTS.

APPROVED PENDING ACTION BY THE COUNCIL OF TRUSTEES



Greg Weisenstein, Ph.D.
President

3/17/09

Date

APPROVED BY VOTE OF THE COUNCIL OF TRUSTEES



Thomas Fillippe, Chairperson
Council of Trustees

3-26-09

Date



Council of Trustees
West Chester University
West Chester, Pennsylvania 19383

Council of Trustees
Resolution
2009-12

www.wcupa.edu

Proposed

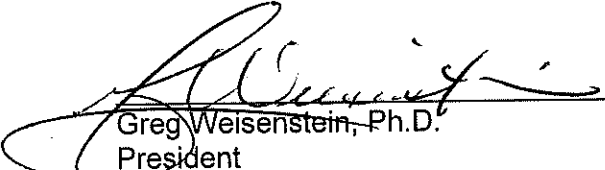
RESOLUTION
COUNCIL OF TRUSTEES
WEST CHESTER UNIVERSITY OF PENNSYLVANIA
March 26, 2009

**PRIVATIZED STUDENT HOUSING
AUTHORITY TO OBTAIN FINANCING AND EXECUTE NECESSARY DOCUMENTS**

BE IT RESOLVED THAT THE COUNCIL OF TRUSTEES OF WEST CHESTER UNIVERSITY OF PENNSYLVANIA HEREBY AUTHORIZES THE PRESIDENT OF THE UNIVERSITY OR HIS DESIGNEE TO DEVELOP A VIABLE FINANCING PLAN FOR UNIVERSITY COSTS ASSOCIATED WITH PHASE 2 OF THE PRIVATIZED STUDENT HOUSING PROJECT, AND IF DEEMED NECESSARY, TO SEEK BOND FINANCING THROUGH THE PENNSYLVANIA STATE SYSTEM OF HIGHER EDUCATION.

BE IT FURTHER RESOLVED THAT THE COUNCIL OF TRUSTEES OF WEST CHESTER UNIVERSITY OF PENNSYLVANIA HEREBY AUTHORIZES THE PRESIDENT OF THE UNIVERSITY OR HIS DESIGNEE AUTHORIZED TO EXERCISE PRESIDENTIAL CONTRACTING OFFICER AUTHORITY UNDER THE PROVISIONS OF ACT 57 OF 1998 AND BOARD OF GOVERNORS POLICY 1998-04 TO SIGN ALL NECESSARY DOCUMENTS RELATED TO THE NEXT PHASE OF THE PRIVATIZED STUDENT HOUSING PROJECT, UPON APPROVAL OF SYSTEM LEGAL COUNSEL.

APPROVED PENDING ACTION BY THE COUNCIL OF TRUSTEES



Greg Weisenstein, Ph.D.
President

3/17/09
Date

APPROVED BY VOTE OF THE COUNCIL OF TRUSTEES



Thomas Fillippo, Chairperson
Council of Trustees

3-26-09
Date

**WEST CHESTER UNIVERSITY OF PA
PRIVATIZED STUDENT HOUSING
AUTHORITY TO OBTAIN FINANCING AND EXECUTE NECESSARY DOCUMENTS**

The University Student Housing LLC of the West Chester University Foundation is developing privatized housing as part of an overall housing renewal initiative for West Chester University. Phase 1 of the housing renewal initiative is in the latter stages of construction. As a prerequisite for Phase 2, the University will begin preparing the site, including the demolition of Sanderson and Schmidt Halls. The resolution for this demolition will be forwarded through the Campus Development and Facilities Committee.

The University will need to provide financing for the demolition of Sanderson and Schmidt Halls, as well as financing for the preparation of the site and the likely provision of a geothermal heating and cooling system. Several financing possibilities or combination of possibilities exist, including the use of accumulated University reserves and bond financing.

As part of the process for Phase 2, West Chester University and the WCU Foundation must sign certain documents related to the housing initiative. These documents may include, but are not necessarily limited to, the ground lease (which allows the housing to be constructed on property controlled by the University) and the Operations Management Agreement (under which the University provides certain support services for the housing).

The attached resolution authorizes the President or his designee to develop a viable financing plan for University costs associated with Phase 2 of the housing renewal initiative, and if deemed necessary, to seek bond financing through the Pennsylvania State System of Higher Education. The resolution also authorizes the University President or his designee to sign all documents related to the housing project.



Council of Trustees
West Chester University
West Chester, Pennsylvania 19383

Council of Trustees
Resolution
2009-13

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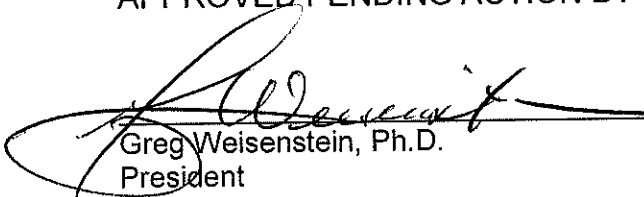
Proposed

RESOLUTION
COUNCIL OF TRUSTEES
WEST CHESTER UNIVERSITY OF PENNSYLVANIA
March 26, 2009

TOTAL RETURN
ENDOWMENT SPENDING RATE

BE IT RESOLVED THAT THE COUNCIL OF TRUSTEES OF WEST CHESTER UNIVERSITY OF PENNSYLVANIA HEREBY APPROVES THAT THE CURRENT 3.5% TOTAL RETURN ENDOWMENT SPENDING RATE OF THE MARKET VALUE OF THE ENDOWMENT BE CONTINUED FOR THE 2009-10 FISCAL YEAR.

APPROVED PENDING ACTION BY THE COUNCIL OF TRUSTEES



Greg Weisenstein, Ph.D.
President

3/17/09
Date

APPROVED BY VOTE OF THE COUNCIL OF TRUSTEES



Thomas Fillippo, Chairperson
Council of Trustees

3-26-09
Date

WEST CHESTER UNIVERSITY OF PA
TOTAL RETURN ENDOWMENT SPENDING RATE

In January of 1998, the Council of Trustees approved a "total return" spending policy for the University's endowment. Under the "total return" concept, a pre-set and fixed annual return is provided regardless of actual return. The "total return" approach provides a good level of predictability when estimating the return that will be available for spending. It also reduces the spending fluctuations that would occur if spending were tied directly to the actual investment return.

A spending rate of 3.5% has been in place for the current year. **The Investment Subcommittee of the WCU Foundation has made their annual review of the spending rate and has recommended the continuance of the 3.5% spending rate for the 2009-10 fiscal year.** This recommendation is based on guidance from both Wilmington Trust and the Commonfund, as well as aggregated information from other colleges that show their spending rates at or above 3.5%.

The continued volatility in the market and economic recession were taken into account in projecting earnings for next fiscal year. In addition, spending rates for both the University and the Foundation continue to be conservative in comparison to other institutions and are still within the peer group and range. Because the endowments are well diversified and utilize a three-year moving average limit, the amount of risk with the total return philosophy is managed to an acceptable level.